

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

RECEIVED

MAR 9 2006

Case No. 5528
Date Filed 3/6/06
Hearing Date _____
Receipt _____
Fee \$450.00

HARFORD COUNTY

Shaded Areas for Office Use Only

Pre App Nov 14

Type of Application

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☐ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code

CASE 5528 MAP 49 TYPE Variance

ELECTION DISTRICT 03 LOCATION 702 Brier Court, Bel Air 21015

BY Alvin and Diana Filbert, Jr.

Appealed because a variance pursuant to Sec. 267-36(B) Table V of the Harford County Code to permit an addition to encroach the 35' rear yard setback (27' setback proposed) in the R2 District (COS), requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name Alvin + Diana Filbert Jr. Phone Number 410-893-5982
Address 702 Brier Ct. Bel Air MD 21015
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 702 Brier Ct, Bel Air, MD 21015

Subdivision Brierhill Estates Lot Number 11

Acreage/Lot Size 0.3789 Election District 3 Zoning R2

Tax Map No. 0049 Grid No. 2F Parcel 060 Water/Sewer: Private _____ Public ☒

List ALL structures on property and current use: 2-story, Detached, Single-family dwelling

Estimated time required to present case: 10 minutes

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? None Known

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes _____ No ☒

Request - Variance

We are requesting approval to construct a 16'x18' addition to the rear of our house. This addition would be added to the first floor and basement of our existing house. It would be constructed to match the poured concrete foundation of the basement and the vinyl siding on the first floor.

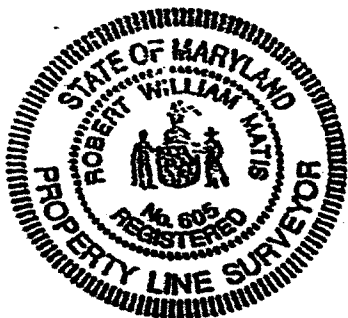
Justification

This addition will enhance the value and appearance of our home. We previously constructed an addition to the opposite rear side of our home, and this addition will create balance and symmetry to the rear of the house. The 8 foot infringement of the rear set-back requirement is more than off-set by the increased aesthetic effect of the addition. Additionally, our lot has a very unusual and unique shape

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

because it is positioned on a culdesac. No two lots on the culdesac are similar. If our dwelling was rotated several degrees, it ~~would~~ is possible that the addition would fall within the set back requirements.

NOTE: Lot 11 shown hereon does not lie within any 100 year flood boundary, shown on National Flood Insurance Program, Flood Insurance Rate Map for Harford County, Maryland Community Panel Number 240040 0096A and/or 240040 0098A, effective date March 2, 1993, but does lie within Zone C (area of minimal flooding) shown on said map.

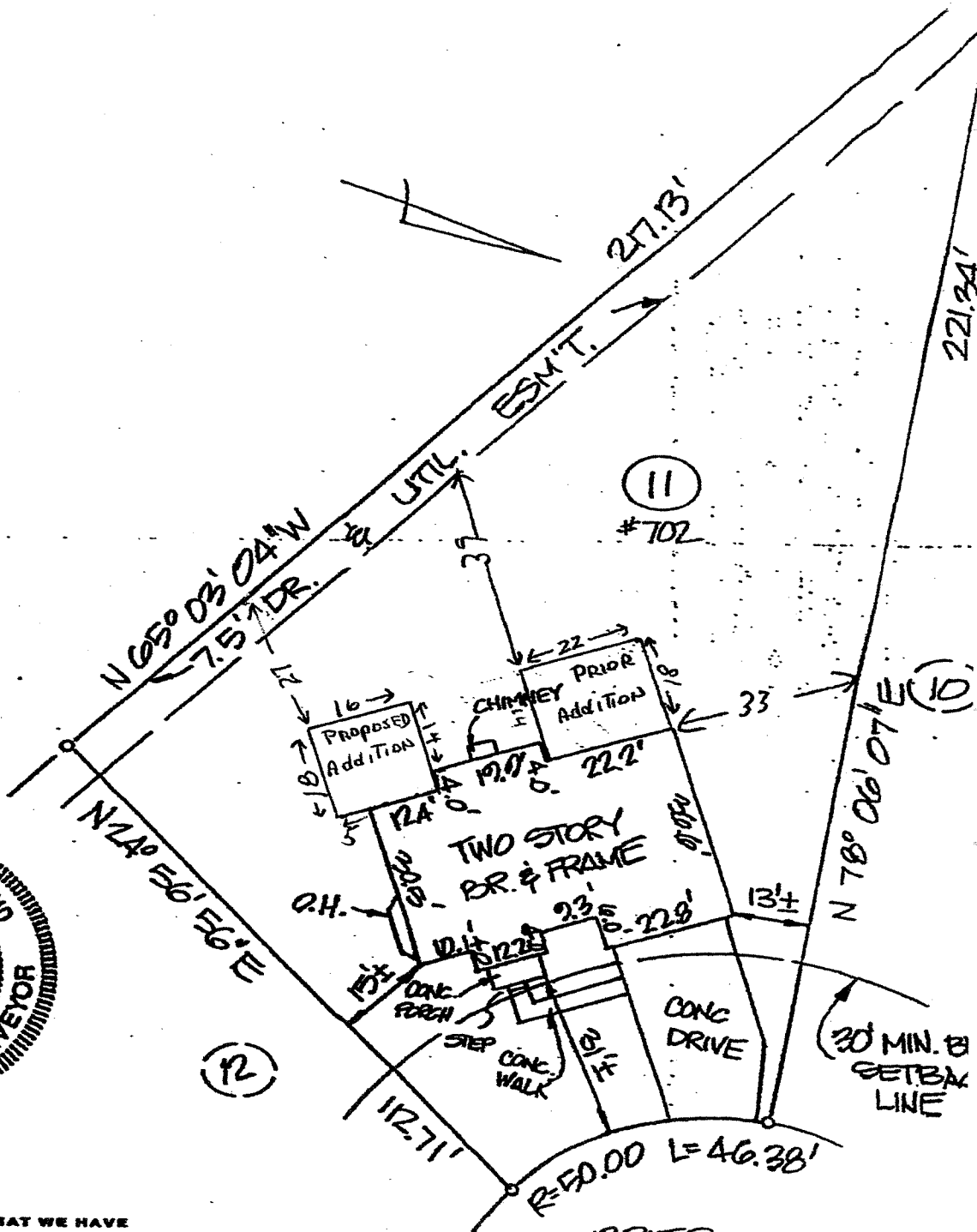


THIS PLAT IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED AS SHOWN HEREON; AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

ROBERT K. MATIS
ASSOCIATE

REG. NO. 605



BRIER
COURT

Being Known & Designated As Lot 11 As Shown On "Plat 1, Brierhill Estates", As Recorded In Plat Book C.G.H. 68-53.

#702 Brier Court
Brierhill Estates

HARFORD CO., MD. ELECT. DIST. No. 3
SCALE 1"=30' DATE 9/3/93